



13 Sampson Road, North Walsham

Minors & Brady



13 Sampson Road

North Walsham

A beautifully modernised detached family home offering flexible four-bedroom accommodation, generous reception space and excellent off-road parking, perfectly suited to modern family living. Thoughtfully updated throughout, the property combines contemporary styling with practical features, including a spacious kitchen dining room, conservatory and versatile ground-floor bedroom or reception room. Well-proportioned rooms, quality finishes and excellent storage enhance the sense of space and functionality throughout. Upstairs, three further bedrooms, including a principal bedroom with en-suite facilities, provide comfortable accommodation for growing families. Outside, an attractive enclosed garden and extensive driveway parking complete this impressive home in the popular market town of North Walsham.

- Modern detached family home offering flexible and well-presented accommodation ideally suited to contemporary family living
- Four-bedroom layout, including a versatile ground-floor bedroom that could also serve as a home office, playroom or additional reception room
- Spacious lounge featuring a characterful wood-burning stove, creating a warm and inviting focal point for everyday living
- Impressive kitchen dining room fitted with stylish shaker-style units, a butler sink, integrated cooking appliances and a useful pantry cupboard
- Separate utility room providing additional storage, workspace and practicality for busy households
- Bright conservatory overlooking the garden, offering valuable extra reception space with French doors opening onto the patio
- Principal bedroom benefiting from fitted wardrobes and a private en-suite shower room for added comfort and convenience





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The Location

North Walsham offers a setting that feels both refined and convenient on the edge of town. Lined with a mix of attractive residential homes and mature greenery, the area provides a sense of arrival while remaining comfortably close to everyday amenities. The position allows residents to enjoy a quieter pace without feeling detached, making it particularly appealing to families and professionals seeking a well-balanced lifestyle.

North Walsham itself is a thriving market town with a strong local identity. The weekly market, independent shops, cafés, and traditional pubs create a lively yet welcoming atmosphere, while practical amenities such as supermarkets, schools, medical facilities, and leisure options, including the Victory Swim and Fitness Centre, are all easily accessible. The town's railway station offers regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while the A149 and B1145 provide efficient road links throughout the region.

Beyond the town, the surrounding area adds to North Walsham's enduring appeal. Open countryside is close at hand for walking and cycling, and the well-regarded beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment. This combination of established residential character, strong community spirit, and access to both coast and countryside gives the area a quietly desirable and almost exclusive feel, setting it apart as a sought-after location within North Norfolk.



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13 Sampson Road

North Walsham

Sampson Road, North Walsham

Set on a generous plot within a well-established residential setting, this modernised detached home offers spacious and versatile accommodation ideal for family life. Presented in excellent order throughout, the property has been thoughtfully improved to create a bright and welcoming environment while retaining a practical layout that caters to a range of lifestyle requirements.

The entrance hall provides an inviting first impression, featuring attractive flooring and a sense of space that continues throughout the home. From here, the lounge offers a comfortable and well-proportioned reception room centred around a charming wood-burning stove, creating a warm and welcoming focal point. Large windows draw in plenty of natural light, making this an ideal space for both everyday relaxation and entertaining guests.

Positioned at the heart of the home, the kitchen dining room provides an excellent social space for modern family living. Fitted with a range of contemporary shaker-style units and generous work surfaces, the room offers ample storage and preparation space while comfortably accommodating a dining table for family meals and gatherings. Practical additions include integrated cooking appliances, a traditional-style butler sink and a useful understairs pantry for additional storage.

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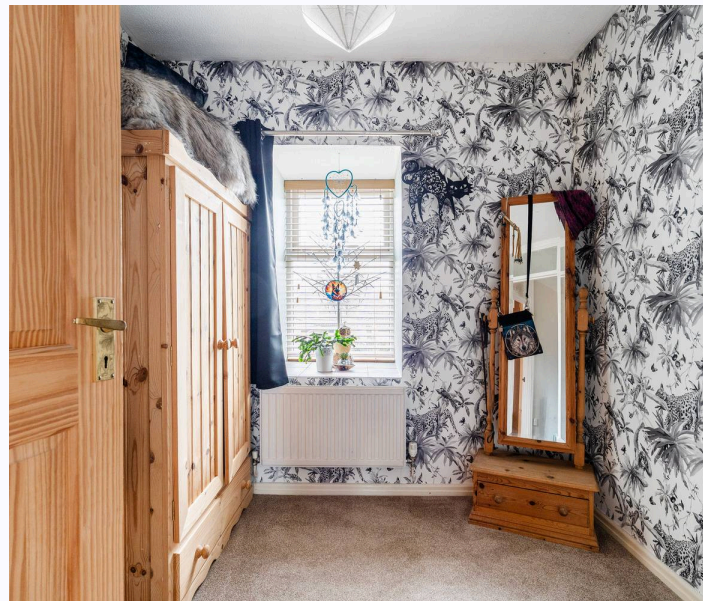
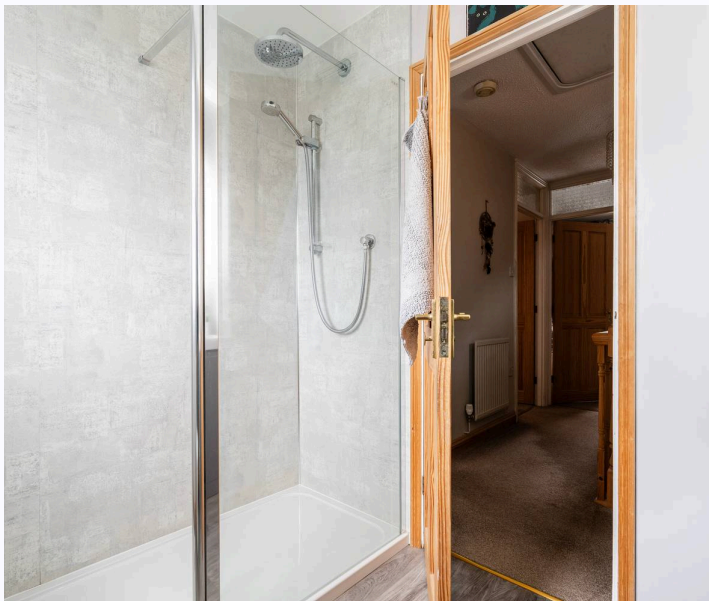
North Walsham

A separate utility room further enhances the functionality of the property, providing additional workspace, storage and room for household appliances. Beyond, a versatile ground-floor room offers excellent flexibility and can be utilised as a fourth bedroom, family room, playroom, home office or hobby space depending on individual requirements.

The conservatory serves as an excellent extension of the living accommodation, creating a bright and versatile additional reception area with attractive views across the garden. French doors open directly onto the outside space, allowing the property to enjoy a seamless connection between indoor and outdoor living during the warmer months.

The first floor continues to impress with three well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the second bedroom also offers built-in storage. The remaining bedroom provides excellent flexibility for children, guests or home working. A contemporary family shower room completes the accommodation and is fitted with modern fixtures and a walk-in rainfall-style shower.

Outside, the property enjoys a generous level of driveway parking suitable for several vehicles. The enclosed rear garden has been thoughtfully established and provides a pleasant outdoor environment with lawned areas, mature planting, paved seating terraces and useful storage sheds. A brick-built store offers further practicality and creates valuable additional storage space.



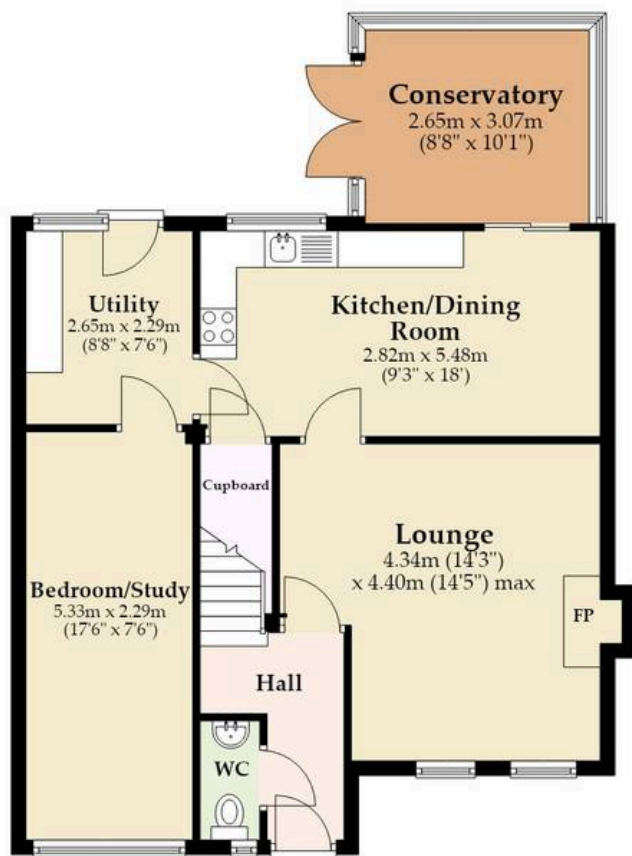
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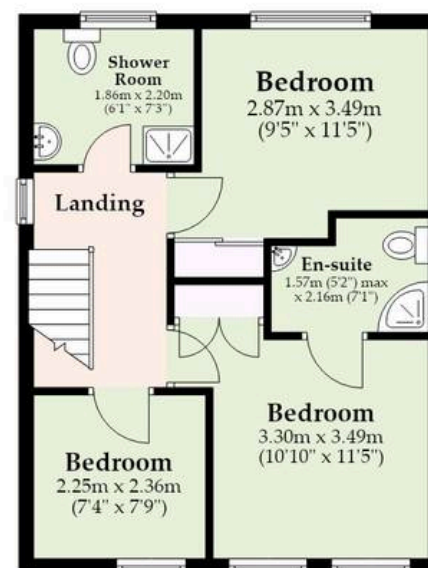
Ground Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 110.1 sq. metres (1184.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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